



State of Washington

AFFORDABLE HOUSING ADVISORY BOARD

128 – 10th Avenue SW - PO Box 42525 - Olympia, Washington 98504-2525 - (360) 725-4000

Heyward Watson
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Residential Construction Industry

Michael Richart
Residential Construction Industry

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Vacant
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Hon. Cindy Carter
Counties, Eastern WA

Hon. David Gossett
Counties, Western WA

Hon. Thomas Moak
Cities, Eastern WA

Hon. Joan Hernandez
Cities, Western WA

Toni Johnson on behalf of Christine Olson
Ex-Officio, Dept. of Social & Human Services

Kim Herman
Ex-Officio, Housing Finance Commission

Will Graham
Ex-Officio, Dept. of Commerce

BOARD MEETING SUMMARY

Wednesday, November 18, 2009 10am to 3pm

Tacoma-Pierce County Association of REALTORS–Tacoma, WA

ATTENDANCE

Heyward Watson, Will Graham, Kim Herman, Wanda Coats, Lynn Davison, Kevin Grossman, Paul Purcell, Tony To, Connie Devaney, Tom Moak, Mike Richart, Tim Tierney, Chris Lowell, Cindy Carter.

STAFF

Heather Matthews, Jordan Deja, Cheryl Smith.

INTRODUCTIONS AND CONFIRMATION OF AGENDA

Heyward Watson

- Heyward summarized the agenda.
- Heyward introduced Michael Richart, the newest AHAB member representing the residential construction industry.

APPROVAL OF MINUTES

Members approved the previous meeting summary.

COMMERCE UPDATE

Will Graham provided an update of ARRA weatherization work.

- Washington State is one of 30 states in the nation with a state prevailing wage.
- The Department of Commerce and L&I Directors recently sent a joint letter to Community Action Agencies saying we are not able to suspend state prevailing wage so agencies need to determine the scope of their work and whether Davis-Bacon or prevailing wage is higher.
- Workers will now be paid different wage rates depending on the work scope they are performing.
 - State prevailing wage has 15 scopes of work
 - Davis-Bacon has three scopes of work
- A total of \$59.5 million in 2009 ARRA funding will help weatherize an estimated 7,000 homes statewide and create hundreds of jobs through June of 2011. The Dept. of Commerce is pushing ahead to meet the goal of 2,400 completed ARRA units by March 31st and 3,500 units by June 30th, 2010.
- Weatherized units take anywhere from three days to a month to complete
- Weatherization wages statewide will be based on either Davis-Bacon or state prevailing wage guidelines
 - Determinations will be situation based and the higher wage guideline will be used
- Completed housing units as a result of ARRA funding have not reached the originally proposed target number due to complications with the wage rule/guideline structure
 - As a result, three vendors have been selected to boost the number of



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completed weatherized units statewide

- A maximum of \$6,500 will be spent on ARRA funded units (up from \$3,200 in previous years)
 - Units take anywhere from three days to a month to complete
- AHAB members discussed new requirements, being implemented by the Department of Labor and Industries, for filing intent to pay prevailing wages and affidavit of wages
 - AHAB members decided that additional information will be gathered and a discussion will follow during the March 3 meeting

Five-Year Plan Discussion

AHAB members had a final Five-Year Plan discussion. During the discussion, each of the eight affordable housing goals in the Five-Year Plan were analyzed resulting in multiple edits and additions. Over the next 3 weeks, Commerce staff will finalize and submit the plan to legislature.

Note* Since this meeting, the AHAB Five-Year Plan plan has gone through the appropriate approval process and has been submitted to the legislature.

SUBCOMMITTEE REPORTS

PAT-Policy Advisory Team

- No Report

Farmworker Sub-Committee

- No report.

SACH

- No report.

OTHER GENERAL REPORTS

- Cindy Carter described the need for decreased zone regulation in rural areas of Washington State.
- Tom Moak was recently elected Mayor of Kennewick and will no longer be able to serve on AHAB.

ROUNDTABLE DISCUSSION

- The next AHAB meeting will take place on the 3rd of March at the Tacoma-Pierce County Association of REALTORS® from 10am-2pm.

Future items:

1. *Develop the AHAB 2010 work plan*

MEETING ADJOURNED 3PM; Next Meeting: March 3, 2010



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